

ACREAGE OF LOTS 4 THROUGH 8 IN AND OUT OF THE WATER DISTRICT		
LOT	INSIDE DISTRICT	OUTSIDE DISTRICT
LOT 4	9.510 ACRES	3.174 ACRES
LOT 5	4.588 ACRES	3.992 ACRES
LOT 6	2.760 ACRES	3.943 ACRES
LOT 7	1.221 ACRES	5.548 ACRES
LOT 8	0.056 ACRES	5.433 ACRES
	1.285 ACRES	REMAINDER INSIDE DISTRICT
	40.000 ACRES	TOTAL

LINE TABLE		
	BEARING	DISTANCE
L-1	S 28°42'16" W	58.57'
L-2	S 47°58'46" W	48.41'

# RECORD OF SURVEY AND MINOR SUBDIVISION FOR **JOHN REID INVESTMENT CO., LTD.**

## TO BE KNOWN AS THE **STEAMBOAT MOUNTAIN MINOR SUBDIVSION, PHASE 2**

LOCATED IN SECTION 5  
TOWNSHIP 2 SOUTH, RANGE 5 WEST  
UINTAH SPECIAL BASE AND MERIDIAN  
DUCHESE COUNTY, UTAH

### SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, Duchesne, Utah, do hereby certify to the John Reid Investment Co., Ltd., that I am a Professional Land Surveyor, and that I hold License No. 155666, as prescribed by the laws of the State of Utah; and in accordance with Section 17-23-17, have made a survey of the following described tract of land, and that I have verified all measurements and placed monuments as represented on the plat, for the purpose of a creating a Record of Survey and Minor Subdivision Plat:

### PARENT PARCEL

TOWNSHIP 2 SOUTH, RANGE 5 WEST, UTAH SPECIAL BASE AND MERIDIAN. SECTION 5: Beginning at the Northeast Corner of said Section 5; thence South 0°20'13" East 2637.99 feet to the East 1/4 Corner; thence South 2°37'00" West 2608.64 feet to the Southeast Section Corner; thence South 88°27'19" West 2589.42 feet along the South section line; thence North 5267.36 feet to a point on the North section line; thence North 88°45'37" East 243.61 feet to an angle point along the North section line (said angle point is the South 1/4 Corner of Section 32, Township 1 South, Range 5 West); thence North 89°02'24" East 2448.85 feet to the point of beginning, containing 322.589 acres.

### DESCRIPTION OF SUBJECT PROPERTY

TOWNSHIP 2 SOUTH, RANGE 5 WEST, UTAH SPECIAL BASE AND MERIDIAN. SECTION 5: Beginning at the Northeast Corner of said Section 5; thence South 0°20'13" East 1848.64 feet along the East section line; thence North 45°00'00" West 1019.44 feet; thence South 52°00'00" West 1002.87 feet; thence North 10°00'00" West 484.58 feet; thence North 39°00'00" West 315.79 feet; thence North 2°00'00" East 574.56 feet; thence South 83°00'00" West 725.00 feet; thence South 63°00'00" West 235.00 feet; thence North 597.03 feet to a point on the North section line; thence North 88°45'37" East 243.61 feet to an angle point along the North section line (said angle point is the South 1/4 Corner of Section 32, Township 1 South, Range 5 West); thence North 89°02'24" East 2448.85 feet to the point of beginning, containing 67.811 acres.

### NARRATIVE

PURPOSE OF SURVEY: Perform a boundary survey, then subdivide into lots and prepare a Record of Survey and Minor Subdivision plat.  
BASIS OF BEARING: Taken from that certain Record of Survey on file in the Duchesne County Surveyor's Office, file #913.  
SURVEY FINDINGS: See boundary line adjustment plat for description of section corners and 1/4 corners.  
NOTE: This survey was performed at the request of John Reid. It does not insure or guarantee ownership, nor does it show liens, easements, rights of way, codes, covenants, conditions, obligations, or restrictions of use that may or may not be recorded. The location or depiction of public or private utilities, points of diversion of water and water rights are excluded from the scope of this survey.

### OWNER'S CERTIFICATE

Know all men by these presents: that we the undersigned owner's of the above described tract of land, have caused the same to be surveyed for a Minor Subdivision, and a plat to be prepared, to be in compliance with the Duchesne County Subdivision Ordinances, to legally convey and transfer land ownership.

John Reid Investment Co., Ltd. BY: John A. Reid John Reid Investment Co., Ltd. BY: Nola M. Reid

### ACKNOWLEDGEMENT

County of }  
State of } s.s.

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me, John Reid and Nola M. Reid, as authorized agents of the John Reid Investment Co. Ltd., the signers of the above OWNER'S CERTIFICATE, and who acknowledged to me that they signed it freely and voluntarily for the uses and purposes therein mentioned.

My commission expires: \_\_\_\_\_ Notary Public

PREPARED BY  
**PEATROSS LAND SURVEYS**

PROFESSIONAL LAND SURVEYOR

829 EAST 380 NORTH

HEBER CITY UTAH, 84032

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DRAFTED BY: ASHLEY PEATROSS	DATE DRAFTED: 10/28/14	DATE PLOTTED:
SHEET: 1 OF 1	FILE NAME: JOHN REID JOB# 1206	

County Surveyor File # 3263

